

\$420,000 - 24 Douglas Glen Park Se, Calgary

MLS® #A2198008

\$420,000

2 Bedroom, 2.00 Bathroom, 1,352 sqft
Residential on 0.04 Acres

Douglasdale/Glen, Calgary, Alberta

An Exceptional Opportunity in Douglas Glen Gardens! This meticulously maintained 2-bedroom townhome offers over 1200 sq/ft of functional living space, perfect for both first-time homebuyers and savvy investors. The main floor features a spacious living, dining, and kitchen area, flooded with natural light thanks to large windows, creating a bright and welcoming atmosphere. Upstairs, you'll find two generous bedrooms, each with double closets offering plenty of storage. Even with a king-size bed, there's ample space to add a home office or additional furniture. Just outside the bedrooms, a versatile flex space awaits, perfect for a playroom, office, or media room. A full 4-piece bathroom completes the upper level. The unfinished basement, with 500 sq/ft of space, provides excellent potential for future development — whether you envision a 3rd bedroom and bathroom or a large entertainment area. Located in a prime, highly desirable area, this townhome offers easy access to major roadways and public transportation. Plus, it's perfectly situated next to the planned Green Line LRT, making commuting a breeze. Quarry Park Plaza and business district are just minutes away, offering a variety of shopping, dining, and entertainment options, including the new Remington YMCA and public library. Outdoor enthusiasts will love the proximity to the Bow River and a nearby park equipped with tennis courts, a skating rink, and a soccer field. This home is a rare find — combining comfort,



convenience, and future potential. Don't miss out on this incredible opportunity.

Built in 2001

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2198008 |
| Price | \$420,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,352 |
| Acres | 0.04 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 24 Douglas Glen Park Se |
| Subdivision | Douglasdale/Glen |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 3Z3 |

Amenities

| | |
|----------------|--|
| Amenities | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Driveway, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |

| | |
|--------------|------------------|
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Uncovered Courtyard |
| Lot Description | Landscaped, Many Trees |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 32 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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